

2b. 2013SP-019-001

6734 CHARLOTTE PIKE

Map 102, Part of Parcel(s) 025
Council District 20 (Buddy Baker)
Staff Reviewer: Duane Cuthbertson

A request to rezone from R6 to SP-O zoning for a portion of property located at 6734 Charlotte Pike, approximately 2,000 feet west of Hillwood Boulevard (3.8 acres), to permit an office development, requested by the Metropolitan Planning Department, applicant; the Metro Park Board, owner.

Staff Recommendation: Approve with conditions if associated plan amendment is approved, and disapprove without all conditions. Disapprove preliminary SP if plan amendment is not approved.

APPLICANT REQUEST

Permit office development.

Preliminary SP

A request to rezone from One and Two Family Residential (R6) to Specific Plan – Office (SP-O) zoning property located at 6734 Charlotte Pike, approximately 2,000 feet west of Hillwood Boulevard (3.8 acres), to permit an office development.

Existing Zoning

One and Two Family Residential (R6) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25% duplex lots. *R6 would permit a maximum of 27 lots with 6 duplex lots for a total of 33 units.*

Proposed Zoning

Specific Plan-Office (SP-O) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan proposes office redevelopment of the site.

CRITICAL PLANNING GOALS

- Supports Infill Development

This SP creates additional office development opportunity on an under-developed site served by existing infrastructure and surrounded by a developing commercial shopping center to the north, east and west.

WEST NASHVILLE COMMUNITY PLAN

Existing Policy

T3 Suburban Open Space (T3 OS) policy is intended to preserve and enhance existing open space in suburban areas. T3 OS policy includes public parks and may also include private land held in conservation by land trusts and private groups or individuals. Enhancements to existing open space are guided by the *Metropolitan Parks and Greenways Master Plan*.

Proposed policy

T3 Suburban Community Center (T3 CC) policy is intended to enhance suburban community centers encouraging their redevelopment as intense mixed use areas that are compatible with the general character of suburban neighborhoods as characterized by the service area, development pattern, building form, land use, and associated public realm. Where not present, enhance infrastructure and transportation networks to improve pedestrian, bicycle and vehicular connectivity. T3 Suburban Community Centers are pedestrian friendly areas, generally located at prominent intersections. T3 Suburban Community Centers serve suburban communities within a 10 to 20 minute drive.

Consistent with Policy?

Yes, the proposed SP zoning is consistent with the proposed policy. This SP requires an amendment to the West Nashville Community Plan to permit the proposed office uses. As discussed in the plan amendment report, the T3 Community Center policy is appropriate in this location. The SP is consistent with the T3 Community Center policy in that it establishes a development pattern that is pedestrian friendly and maintains a transition between the commercial development on the north side of Charlotte Pike and the residential neighborhood to the south. The proposed office uses contribute to the policy's desire for a mixture of uses for the surrounding area.

PLAN DETAILS

This SP proposes redevelopment, with uses permitted in the OL district, on the southern portion of a parcel previously occupied by the West Nashville police precinct. The northern portion of the parcel remains a public park with the HG Hill Park. An internal driveway for the neighboring shopping center divides the subject parcel and forms the north boundary of the SP site. A walkway under the driveway connects the SP site with the park on the north side. Except for requiring the maintenance of a pedestrian connection between the SP site and the park, this SP does not impact the existing park.

The SP site is located on Charlotte Pike, an arterial street, and surrounded by a developing shopping center to the north, east and west. The surrounding center is guided by a PUD, approved in 2005, which permits predominantly commercial uses, as

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well as limited residential and office uses, in two to three story buildings. Charlotte Pike separates the site from a residential neighborhood to the south.

The redevelopment may include re-use of the existing police precinct building for office uses. Any new buildings are required to be oriented to Charlotte Pike and include a pedestrian entrance on the street façade. Each building will provide pedestrian connections to the sidewalk on Charlotte Pike and pedestrian connections to the park and shopping center to the north. Buildings are limited to three stories in height in order to create a scale consistent with the surrounding shopping center.

The SP permits only one vehicular entrance to the site from Charlotte Pike. Parking is required per the OL district and will be located beside, under or behind buildings. The existing sidewalk along Charlotte Pike and the pedestrian connection to the park to the north are required to be maintained. Additional pedestrian connections to the surrounding shopping center are required to the east and west.

Signage on the site will be limited to monument and building type signs as permitted by the OL district, with the additional restriction that monument signs will be limited to six feet in height. The site contains approximately 465 feet of frontage on Charlotte Pike and the OL district would allow up to three monument signs on the site. Pole signs, billboards and LED signs are prohibited by the SP.

Redevelopment of the site is required to comply with the landscape provisions of the Zoning Code for the OL district.

ANALYSIS

The SP is appropriately sited on an increasingly urban corridor, but also provides a transition between the shopping center on the north side of Charlotte Pike and the residential neighborhood to the south. The SP will create a pedestrian scale along and be oriented toward Charlotte Pike. The SP manages vehicular access, while maintaining and enhancing pedestrian access.

STORMWATER RECOMMENDATION

Approved

PUBLIC WORKS RECOMMENDATION

1. The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
2. Prior to Final SP site plan approval, document adequate sight distance for proposed driveway and locate driveway approximately 500 feet from Brook Hollow Rd/ Charlotte Pk signalized intersection. A Traffic Impact Study may be required to determine roadway improvements.

Maximum Uses in Existing Zoning District: **R6**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	4.1	7.71 D	38 U*	427	37	45

*Based on 7 duplex units

Maximum Uses in Existing Zoning District: **SP-O**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office (710)	4.1	0.75 F	133,947 SF	1671	237	200

Traffic changes between maximum: **R6** and proposed **SP-O**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+1244	+200	+155

WATER SERVICES RECOMMENDATION

Approved as a preliminary SP only. Applicant must complete the availability review process, and obtain any necessary construction plan approvals by Final SP or Final Plat stage.

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STAFF RECOMMENDATION

Approve the Preliminary SP with conditions, if the associated plan amendment is approved, and disapprove without all conditions. Disapprove preliminary SP if the plan amendment is not approved. The SP is consistent with the proposed Suburban Community Center policy and compatible with the surrounding development pattern.

CONDITIONS

1. The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works.
2. This SP shall only permit uses as allowed by the OL district.
3. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the OL zoning district as of the date of the applicable request or application.
4. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.
5. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Approved with conditions and disapproved without all conditions (6-0), Consent Agenda

Resolution No. RS2013-85

"BE IT RESOLVED by The Metropolitan Planning Commission that 2013SP-019-001 is **Approved with conditions and disapproved without all conditions. (6-0)**

The SP is consistent with the Suburban Community Center policy and compatible with the surrounding development pattern.

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